



FOR LEASE

OFFICE SPACE

26-30 Union St, New Bedford, MA
2nd Fl

412 County Street, New Bedford, MA
Office Spaces, All-Inclusive

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

179 William Street, U7, New Bedford, MA
900 SF 2nd Floor Office in Historic Downtown

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

60 Brigham Street, New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl

65 Brigham Street, New Bedford, MA
1,140 SF Medical Office Space

RETAIL SPACE

154 Faunce Corner Rd, Dartmouth, MA
Storefront, Highly Traveled Road

161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

4 Plaza Way, Fairhaven, MA
14,698 SF Retail/Office Space

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

67-73 Huttleston Avenue, Fairhaven, MA
600 SF & 1,250 SF Retail Office Space

331 State Road, Dartmouth, MA
3,000 SF in Busy Plaza w/10 Units

832 State Road, Dartmouth, MA
2,520 SF Retail, High Visibility

12 Sconticut Neck Rd, Fairhaven, MA
1,400 SF Retail Space in Busy Corner Plaza

INDUSTRIAL/WAREHOUSE

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

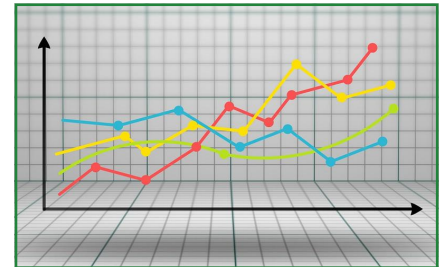
161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

376 Nash Road, New Bedford, MA
17,000 SF Freezer and/or 8,000 SF Flex Space

Contact Us for Further Information
at (508) 990-4280
or Visit Us at
CoastalCommercialRE.com

What's Happening Right Now in Our Financing Market?

With so much having changed now in the commercial real estate market since March, let's take a look at how all of this has now impacted our financing market.



As would be expected, lenders have become more cautious in granting loans, and the retail and hospitality properties have been leading the pack with loan delinquencies, too. In addition, these kinds of properties represent the ones that the lenders are the most cautious about lending on also.

As we approached the end of the second quarter of this year, we experienced a slowdown in the number of overall loan applications, as people were coming to terms with trying to understand just what the total, overall impact of the pandemic would mean to commercial real estate, and people were cautious about initiating new commercial real estate transactions, too.

Keeping this in mind, according to industry media source GlobeSt.com, commercial real estate loan closings were down 21% in the second quarter of this year, when compared with in the second quarter of 2019. In addition, the delinquency rate on commercial mortgage-backed securities loans (CMBS) increased to approximately 6.4% in June, which was up from just 1.2% in March. However, also measured in June, these delinquencies reached 22% within the hotel sector, and 17% for other retail properties.

Overall, it's been the commercial banks that have risen up to fund approximately 70% of the loans on commercial properties that were closed in the second quarter, which is more than double the percentage of loans in the marketplace that they would normally be closing. In addition, the life insurance companies were responsible for funding approximately 23% of loan originations, which was a slight decrease from the percentage of loans that they funded during the second quarter of 2019. In addition to this, these life insurance loans tended to be secured with a loan-to-value ratio of 60% or less on commercial properties.

CMBS loans saw the biggest overall reduction in new loan activity, and they're now at their slowest level since 2016.

In putting all of this together in looking to the future, lenders are expected to remain cautious and conservative when granting new loans. The apartment sector has been the one that lenders have been the most comfortable in granting new loans within, followed by industrial, but the lenders will definitely be keeping a cautious eye on the economic horizon when granting new loans in the future.



AXONOMETRIC

An architectural drawing that shows the project in 3D. Often created by architects to show a more realistic representation.

SOLD

Retail

1097 County St, New Bedford, MA \$117,000
1282 Park St, Attleboro, MA \$195,000
525 Orchard St, New Bedford, MA \$2,557,000
188 Rivet St, New Bedford, MA \$370,000
495 Plymouth Ave, Fall River, MA \$550,000
391 Winthrop St, Taunton, MA \$133,000
33 James Reynold Rd, Swansea, MA \$187,000
8 Main St, Hingham, MA \$800,000
633 Warren Ave, Brockton, MA \$800,000
78-80 E Grove St, Middleboro, MA \$576,000
29 Narragansett Ave, Jamestown, RI \$625,000
1230 Stafford Rd, Tiverton, RI \$269,000

Office

777 Quequechan St, Fall River, MA \$135,000
155 Howard St, W Bridgewater, MA \$340,000
588 Pawtucket Ave, Pawtucket, RI \$950,000
65 Pascoag Main St, Pascoag, RI \$200,000
24 Salt Pond Rd, Grnd Fl, Wakefield, RI \$195,000
1013 Reservoir Ave, Cranston, RI \$160,000
365 Eddy St, Cranston, RI \$60,000

Multi Unit

988 Read St, Attleboro, MA \$1,791,807
999 Read St, Attleboro, MA \$1,068,193
41 E. Transit St, Providence, RI \$660,000
45 Mawney St, Providence, RI \$620,000
9-11 Preston St, Providence, RI \$600,000
256 Front St, Woonsocket, RI \$398,000
834 Charles St, Providence, RI \$350,000

Industrial

115-119 Coggeshall St, New Bedford, MA \$700,000
41 Summer St, Attleboro, MA \$600,000
214 Samuel Barnet Blvd, New Bedford, MA \$8,250,000
126-128 Rockland St, New Bedford, MA \$110,000
429 Church St, New Bedford, MA \$4,425,000
97 Wood St, Middleboro, MA \$19,357,600
103 Wood St, Middleboro, MA \$7,447,400
188 E Grove St, Middleboro, MA \$750,000
15 Roberts Rd, 1st Fl, Plymouth, MA \$164,900
25 Almeida Ave, E Providence, RI \$4,000,000
121 Broadcommon Rd, Bristol, RI \$1,200,000
15 Kent Ave, Warwick, RI \$347,000
162 Fletcher Ave, Cranston, RI \$275,000

Specialty

963 Victory Hwy, Mapleville, RI \$530,000
53 Coe St, Woonsocket, RI \$255,000

For More Information on Buying or Selling Your Property, Call Us at (508) 990-4280

How to Increase the Effectiveness of Remote Learning

With remote learning on the rise, there are a number of ways in which the effectiveness of this type of learning can be increased.

One good tip is to upgrade your internet service. Millions of people now learn and work from home, and the speed of your internet connection can become a problem.



However, if problems, including outages persist, it may be a good idea to upgrade or change your internet provider entirely. In addition, changing your router to a faster one can sometimes make a big difference, too.

It may also be important for students to buy new electronics, such as a new laptop, before beginning any rigorous course of study online.

If possible, make up a study group with your friends, as the addition of an interactive element can help to promote a deeper level of learning than is the case with pure isolated study. With this in mind, a study group of around three or four people can help to promote creativity and critical thinking, as well as offering a forum for both conversation and the sharing of ideas.

Email Tips

Email is an ubiquitous part of modern life, but there are a number of functions around it of which many people are probably still unaware.

One such function is the ability to add an electronic signature to an email.



Handwritten signatures make a message more personal even today, and an electronic signature can be created with the use of a black ink pen, a piece of white paper, and a scanner or photograph of the resultant signature.

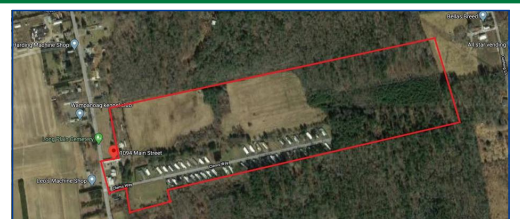
For security reasons, ensure that it is not the same signature that you use for legal documents.

Another great feature is that you can actually make an email you've sent expire after a certain date.

In Gmail, go into Confidential Mode, then open up your Gmail account and click on Compose. The bottom row of that window shows an icon of a lock with a clock face, which allows you to set an expiration date for the email, after which the recipient will no longer be able to open your email.

FOR SALE!

58.5 Acres Mobile Home Park
49 Lots, 100% Occupied
55+ Adult Community
\$2.7M



Acushnet, MA

Call Lori for Details! (508) 736-2387 or LoriNery@comcast.net

Don't Miss These FOR SALE Opportunities!



FAIRHAVEN

4 David Drown Boulevard.
22,200 SF Steel Building
Additional Utility Building & parking lot. Opportunity Zone \$1.65M



NEW BEDFORD

83 Cleveland Street
800 SF Garage
Free standing building on corner lot. Multiple Opportunities! \$110,000



SWANSEA

718 GAR Highway
2.89 Acres Industrial Lot
Prime location highly traveled Rte 6. 485 feet of frontage zoned General Business. \$1.5M

Plant-Based Tips

When we get older, it is more important than ever to adjust our diet to ensure we age as healthily as possible.

Consuming the right nutrients is a vital part of this process. Potassium is a vital mineral that is not actually produced by the human body, but it is important for many essential functions including normal water balance, nerve impulses, the pH balance of the body, blood pressure, muscle contractions, and digestion along with heart rhythm.

Potassium is also an electrolyte that helps to conduct electrical impulses throughout the body. 4700mg of potassium is recommended for adults every day, and this can be found in a number of plant-based foods such as apricots, kiwis, pineapples, beet greens, leafy grains, potatoes, nuts, and beans.

Magnesium is also vital, assisting in as many as three hundred physiological functions, including the regulation of nerve and muscle function, blood pressure, and blood sugar levels.

Good sources of magnesium include leafy greens, seeds, coffee, and bananas.



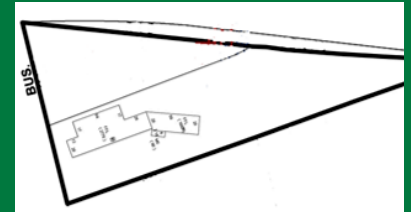
FOR SALE

NEW BEDFORD



3,945 SF Commercial Building on High Traffic Corner - \$425,000

NEW BEDFORD, MA



3,865 SF Retail Bldg w/ Parking Lot on Busy Road - \$630,000

NEW BEDFORD, MA



8,136 SF Downtown Office Building - \$669,000

TAUNTON, MA



20,236 SF Manufacturing Bldg Zoned Urban Residential \$275,000

NEW BEDFORD, MA



17,000 SF State-of-the-Art Cold Storage & 42,609 SF Flex Warehouse - \$2.5M

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Follow Us!



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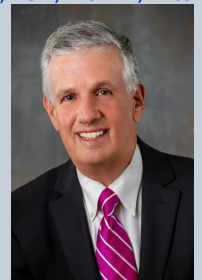
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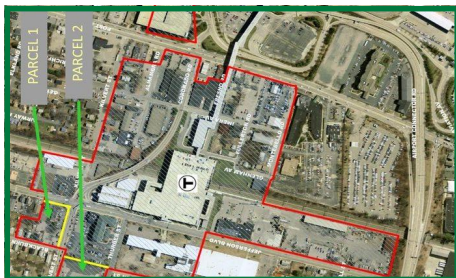
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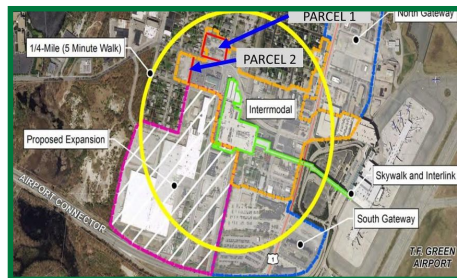
FOR SALE

WARWICK, RI



1.59 Acres near Airport- 7 Lots
\$4M

WARWICK, RI



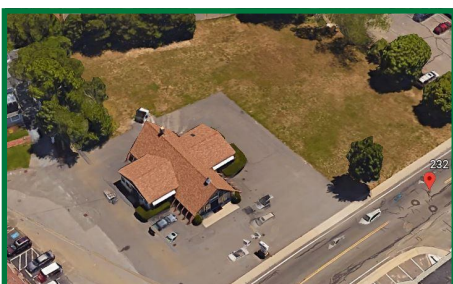
1.61 Acres Lot Near Airport
\$2M

NEW BEDFORD, MA



1,760 SF Retail/Office High Traffic Rte
\$182,000

HYANNIS, MA



PRIME LOCATION
2,280 SF Bldg on .94 Acres
\$1.1M

NEW BEDFORD, MA



1,760 SF Retail/Office on High Traffic/
High Visibility Rte 6
\$275,000

NEW BEDFORD, MA



1,269 SF Zoned Mixed Use
Corner Lot
\$165,000